

## AGENDA

### BUILDING CODE BOARD OF APPEALS MAY 3, 2006

#### LOWER LEVEL CONFERENCE ROOM 8:30 A.M.

#### CALL TO ORDER

#### ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 5, 2006

#### POSTPONED ITEMS

**ITEM #2 – VARIANCE REQUEST. BASEMENT EXPERTS, 4687 ALTON DRIVE,** for relief of the 2003 Michigan Residential Code to finish a basement.

Petitioners are requesting relief of the 2003 Michigan Residential Code to finish a basement. The plans submitted show that the existing basement has a 7' height to the bottom of the joists, a dropped I-beam with a 6'-5" clear height and dropped plumbing with 6'-6" clear height. The finished ceiling materials would lower the main ceiling areas to 6'-8" and 6'-9", and the plumbing and I-beam dropped ceilings to 6'-4". Section R-305 of the Michigan Residential Code requires a 7' minimum ceiling height in finished basement and 6'-6" clear heights under dropped areas.

This item last appeared before this Board at the meeting of April 5, 2006 and was postponed to this meeting to allow the petitioner to provide pictures and more detailed drawings of the basement they are planning to refinish indicating gas and plumbing lines as well as I-beams and ductwork.

**ITEM #3 – VARIANCE REQUEST. BASEMENT EXPERTS, 1432 LEAFGREEN,** for relief of the Michigan Residential Code to finish a basement.

Petitioners are requesting relief of the 2003 Michigan Residential Code to finish a basement. The plans submitted show that the existing basement has a 7' height to the bottom of the joists and a dropped I-beam with a 6'-6" clear height. The plans propose installing a suspended ceiling and covering the I-beam with finish materials. These changes would lower the main ceiling height to 6'-8" and the dropped I-beam to 6'-5".

The 2003 Michigan Residential Code, Section R-305 requires a 7' minimum ceiling height in finished basements and 6'-6" clear heights under dropped areas.

This item last appeared before this Board at the meeting of April 5, 2006 and was postponed to this meeting to allow the petitioner to provide pictures and more detailed drawings of the basement they are planning to refinish indicating gas and plumbing lines as well as I-beams and ductwork.

**ITEM #4 – VARIANCE REQUEST. MARK ROULAND, 3012 KINGSLEY,** for relief of Chapter 83 to remove and replace an existing fence.

Petitioner is requesting relief of Chapter 83 to remove and replace an existing fence. The location of this property and the orientation of the adjacent homes, make this lot a double front corner lot. As such it has a 40' minimum front yard setback requirement along both Kingsley and Big Beaver. Chapter 83 limits the height of fences to 30" in front setbacks. The site plan submitted indicates replacing the existing fence with a new 6' high privacy fence adjacent to the south property line along West Big Beaver Road.

**ITEM #5 – VARIANCE REQUEST. MONDRIAN PROPERTIES, 6024 & 6025 MAYAPPLE,** for relief of Chapter 85 to erect two (2) 60 square foot ground signs.

Petitioners are requesting relief of Chapter 85 to erect two (2) 60 square foot ground signs. Section 85.02.05 (1b) of the Sign Ordinance states that only one sign, 100 square feet in area is permitted.

**ITEM #6 – VARIANCE REQUEST. AVER SIGN CO., 1735 E. BIG BEAVER,** for relief of Chapter 85 to install a second wall sign.

Petitioner is requesting relief of Chapter 85 to install a second wall sign. A permit was issued for a 28 square foot wall sign with the stipulation that all other wall signs were to be removed. After installing this sign, the owner decided that the existing 72.4 square foot wall sign was to remain on the building. Chapter 85, Section 85.02.05 (3a) allows for one wall sign, not to exceed 10% of the front of the structure to a maximum size of 200 square feet.

**ITEM #7 – VARIANCE REQUEST. INTERCITY NEON, 1919-1975 TECHNOLOGY DRIVE,** for relief of Chapter 85 to erect a second ground sign, 42 square feet in area on a site in the R-C Zoning District.

Petitioner is requesting relief of Chapter 85 to erect a second ground sign that will be 42 square feet in area. Section 85.02.05 (3b) permits one ground sign for each building in the R-C Zoning District. Currently there is a ground sign designated for this building, located at the corner of John R. and Technology that reads "Troy Technology Park".

**ITEM #8 – VARIANCE REQUEST. GARY ABITHEIRA, REPRESENTING MICHIGAN HOME BUILDERS, BRIGGS PARK CONDOMINIUM,** for relief of Chapter 83 to install a masonry wall at the proposed Briggs Park Condominium.

Petitioner is requesting relief of Chapter 83 to install a masonry wall at the Briggs Park Condominium site, which is the property located at the northeast corner of Lamb and Rochester Road. The site plan submitted indicates 6' and 9' high masonry walls and metal fences located 20' from the property lines along Rochester Road and Lamb. Chapter 83 limits the height of fences to 30" in the front setback.